

23701 Eastside Rd, Willits, CA

Offering Memorandum
Price \$4,150,000



Salient Facts

Location 23701 Eastside Rd,

Willits, CA 95490

County Mendocino

APN 108-120-17-00 - 96.8 acres

108-120-11-00 - 36.9 acres

108-150-06-00 - 36.9 acres

108-181-01-00 - 40 acres

103-180-08-00 - 40 acres

Parcel Size 250.6 +/- acres

Plantable Land 70 +/- acres

Infrastructure 5500+/- SF custom home

1800+/- SF farmhouse

Covered Arena

6 Stable Shed Row Barn

Tack Room

Water 35+/- gmp well

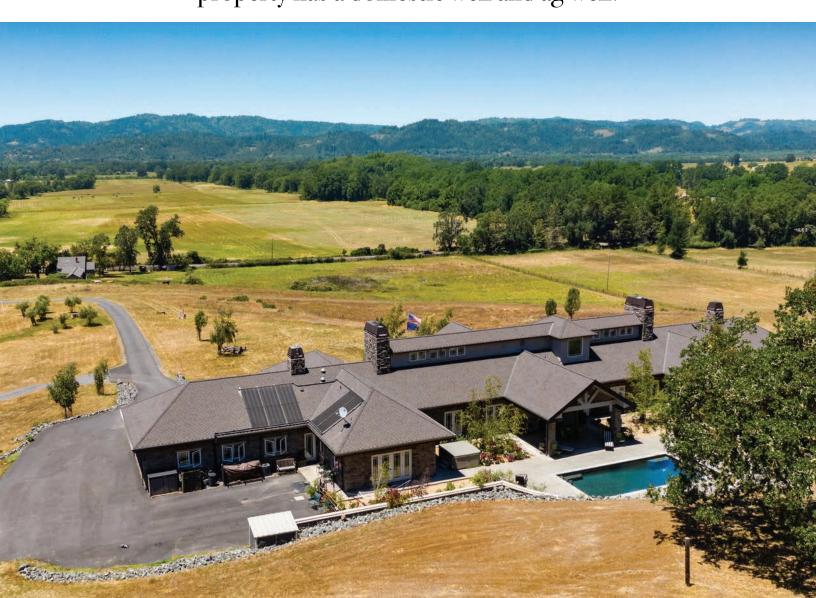
200+/- gpm ag well

Three 3000 gallon holding tanks

Zoning Ag40

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The iconic Wagon Wheel ranch dates back circa 1920s and is comprised of 5 AP#'s and 250+/- ac. AG40. This beautiful multi-faceted property is located off a paved county road in the Willits Valley, one hour north of Sonoma County and 2.5 hours from the Golden Gate Bridge, making it easily accessible from the Bay Area. The ranch is comprised of 70+/- acres of hay ground and 175+/- acres of mature timber and oak woodland. The centerpiece of the ranch is a 5,500 square foot custom estate built in 2008 with special attention given to the entertaining lifestyle. An outdoor pavilion provides recreational enjoyment in conjunction with your custom inground pool and hot tub. A separate farmhouse plus in-law unit that has been recently renovated greets you as you enter the ranch. Beckoning at the southwest edge of the ranch sits your own private lake stocked with bass, a second pond for recreation, 6 stable horse barn, tack room, and 2 hay barns. The property has a domestic well and ag well.



Property Amenities

Main House

New Sub Zero cabinet refrigerator

Viking Stove - 6 burner induction

Over the stove water faucet

2 Viking ovens in Butler's pantry

2nd dishwasher in Butler's pantry

2 ovens in main kitchen (1 GE monogram, 1 GE conventional/convection oven)

Built-in vacuum system

Outdoor hot / cold water shower

Main house water system

Chlorinator on upper tank

Water softener

UV light treated

Filtration

Large outdoor hot tub

Master Bath

Spa tub

Towel heater

Steam room / shower

Two 50-gallon hot water heaters

Three attic spaces

Access stairs

Outdoor sink in covered patio

Saltwater pool

Pebbelite surface

Motorized cover

Solar heated

Paul Walia

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Tony Ford

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Property Amenities

Farm House

New roof

House

Garage

New foundation

In-law unit

Garage

New Trex front porch

House / in-law unit rewired (an red barn)

House / in-law unit updated plumbing

First-floor all new windows (excluding dining room)

New external doors

First-floor all new floors

First-floor remodeled bathrooms

Kitchen new center island / stover / vent

Stone veneer on foundation

New septic tank

Water System

New 35-gallon per minute well

3,000 gallon tank above house

90 lb / square inch pressure

Two 3,000-gallon tanks above stables

1 new

New 200-gallon per minute well pump for

agricultural well

6 Stable Shed Row Barn

Tack Room

Stone Pillar Front Gate

Covered Arena

Ocean sand base Solar panels

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Gallery









Tony Ford

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